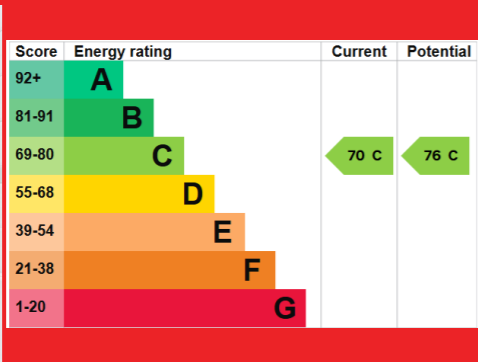




Flat 2, Riverhead Court, Drifffield, YO25 6NW



COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.



VIEWING
Strictly by appointment with the sole
agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Dee Atkinson & Harrison

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Flat 2, Riverhead Court, Drifffield, YO25 6NW

DESCRIPTION

Offered to the market with no onward chain, this one bedroom ground floor flat at Riverhead Court has beautiful views overlooking the canal. The property has just been freshened up with neutral decor throughout and has been maintained to a nice standard. Located just a short walk from the town centre and the train station, a perfect investment property or home for someone wanting to get on the property ladder. The property briefly comprises:- entrance into the kitchen, lounge, double bedroom and bathroom.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:-

ENTRANCE INTO:

KITCHEN- 10'5 (3.20m) x 8'11 (2.73m)

Door to the front aspect, inset spotlights, exposed beams, a range of wall and base units, tiled splash back, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven and hob, extractor hood, laminated flooring/ tiled flooring, radiator and power points.

LOUNGE- 14'10 (4.54m) x 7'7 (2.33m)

Stable door to the rear aspect giving access out to the balcony, inset spotlights, exposed beams, fitted carpets, radiator, TV point and power points.

BEDROOM ONE- 12'0 (3.67m) x 7'10 (2.40m)

Double bedroom with window to the rear aspect, exposed beams, fitted carpets, radiator, TV point and power points.

BATHROOM- 7'7 (2.32m) x 5'5 (1.66m)

Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower, tiled flooring, heated towel rail and extractor fan.

STORAGE ROOM

There is a storage room which also comes with the property which is located to the left hand side of the front. This is ample space for storage.

PARKING

Off street parking which is assigned to residents only.

SERVICES

Electric heating throughout, main sewage and water.

TENURE

This property is leasehold. There is 140 years left on the lease. There is a payable annual ground rent of £126 which also includes buildings insurance and a annual service charge of £352.